



* REFER TO CS23-0119 FOR LAYOUT OF FIELDS WEST INFRASTRUCTURE

LEGEND			
	PROPOSED ROADWAY PAVING CS23-0119		PROPOSED OPEN SPACE
	PROPOSED FIRELANE & MEDIUM DUTY PAVING		PROPOSED CROSSWALK PAVING (REFER TO LA PLANS)
	PROPOSED COLOR CONCRETE (REFER TO LA PLANS)		PROPOSED FIRE LANE
	PROPOSED ENHANCED PAVING (REFER TO LA PLANS)		EXISTING CONTOUR - MAJOR
	PROPOSED ENHANCED PAVING OFFSITE (REFER TO LA PLANS)		EXISTING CONTOUR - MINOR
	PROPOSED SIDEWALK		BARRIER FREE RAMP (BFR)
	PROPOSED BUILDING		ACCESSIBLE PARKING SYMBOL
	BOUNDARY OF 'SINGLE BUILDING' PER IBC CHAPTER 7		NUMBER OF PARKING SPACES
			IRRIGATION METER
			STREET LIGHTS
			STOP SIGN
			SANITARY SEWER MANHOLE
			PROP. WALL
			TRANSFORMER PAD
			CURB INLET
			GRATE INLET
			JUNCTION BOX OR WYE INLET
			HEADWALL TYPICAL
			WATER METER (AND VAULT)
			FIRE HYDRANT
			FIRE DEPARTMENT CONNECTION
			BUILDING LINE/ SETBACK
			CURB INLET
			PLANTERPOT (REFER TO LA PLANS)
			BOLLARD (REFER TO LA PLANS)
			MANHOLE
			EXISTING
			PROPOSED
			BARRIER FREE RAMP
			SIDEWALK
			SANITARY SEWER EASEMENT
			WATER EASEMENT
			DRAINAGE EASEMENT
			GRATE INLET
			WYE INLET
			JUNCTION BOX
			LARGE LIGHT POLE (REFER TO LA PLANS)
			SMALL LIGHT POLE (REFER TO LA PLANS)
			TRUNCATED DOME

CITY OF FRISCO SITE PLAN NOTES

1. ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICT BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES.
4. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
5. ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
6. ALL FIRE LINES AND RETENTION LINES SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
7. WHEN USED, WHEEL STOPS SHALL BE INSTALLED SO THAT ALL SURFACE PARKING SPACES ARE A MINIMUM OF 18 FEET DEEP MEASURED FROM THE FACE OF THE WHEEL STOP. ANY SURFACE OBSTRUCTION IN FRONT OF A SURFACE PARKING SPACE SHALL BE LOCATED 20 FEET FROM THE BACK OF THE PARKING SPACE.

1. ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES.
4. ALL FIRE PROTECTION SHALL BE IN ACCORDANCE WITH THE CITY FIRE DEPARTMENT.
5. ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
6. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO THE CITY INSPECTION DIVISION APPROVAL.
7. WHEN USED, WHEEL STOPS SHALL BE INSTALLED SO THAT ALL SURFACE PARKING SPACES ARE A MINIMUM OF 18 FEET DEEP MEASURED FROM THE FACE OF THE WHEEL STOP. ANY SURFACE STRUCTURED OR UNSTRUCTURED PARKING SPACE SHALL BE LOCATED AT LEAST 10 FEET FROM THE BACK OF THE PARKING SPACE.

SITE PLAN
FIELDS MIDTOWN WEST
BLOCK A, LOT 3
8.12 ACRES

CITY OF FRISCO, COLLIN COUNTY, TEXAS

**CLAYTON ROGERS SURVEY, ABSTRACT #1133, CHARLES L. SMITH SURVEY,
ABSTRACT #807, CHARLES L. SMITH SURVEY, ABSTRACT #1185, WILLIAM E.
BATES SURVEY, ABSTRACT #90**

CITY PROJECT SP23-0127

OWNER:
FIELDS MIDTOWN WEST INVESTMENT
PARTNERS, LP
1900 N. AKARD
DALLAS, TX 75201
CONTACT: TODD WATSON
PHONE: 214-978-8761

APPLICANT/ENGINEER:
KIMLEY-HORN
100 W OAK STREET, SUITE 203
DENTON, TEXAS 76201
CONTACT: TREY BRASWELL, P.E.
PHONE: 940-287-3620

DATE PREPARED: 01/02/2024

OWNER:
FIELDS MIDTOWN WEST INVESTMENT
PARTNERS, LP
1900 N. AKARD
DALLAS, TX 75201
CONTACT: TODD WATSON
PHONE: 214-978-8761

APPLICANT/ENGINEER:
KIMLEY-HORN
100 W OAK STREET, SUITE 203
DENTON, TEXAS 76201
CONTACT: TREY BRASWELL, P.E.
PHONE: 940-287-3620

DATE PREPARED: 01/02/2024

BLOCK A, LOT 3 SITE DATA SUMMARY TABLE		
ZONING	PD-280 OFFICE-2/RETAIL/PATIO HOME/TOWN/HOME/MULTIFAMILY-19	
ZONING DISTRICT	OFFICE-2/RETAIL	
PROPOSED USE	RETAIL/RESTAURANT/OFFICE	
LOT AREA/ SQ. FT. AND AC.	353,642 SQ. FT./ 8.12 AC.	
BUILDING AREA (gross square footage)	RETAIL: 43,152 GSF RESTAURANT: 12,732 GSF RESTAURANT PATIO: 10,589 GSF FOOD HALL: 46,166 GSF OFFICE: 57,616 GSF GARAGE: 359,592 GSF	
BUILDING HEIGHT (number of stories)	BUILDING: 56'-2"; 3 STORY GARAGE: 60'-6"; 4 STORY	
LOT COVERAGE	54%	
FLOOR AREA RATIO:	1:1.45	
TOTAL PARKING REQUIRED : 5:1000 SF (RETAIL) 5:1000 SF (RESTAURANT) 10:1000 SF FOOD HALL 1:350 SF (OFFICE)	892 SPACES	
TOTAL PARKING PROVIDED	1,073 SPACES (993 GARAGE; 79 SURFACE)	
TOTAL HANDICAP PROVIDED*	20 SPACES	
TOTAL BIKE PARKING REQUIRED*	24 SPACES (20 GARAGE; 4 SURFACE)	
TOTAL BIKE PARKING PROVIDED	24 SPACES	
TOTAL BIKE PARKING PROVIDED	** 24 SPACES	
USABLE OPEN SPACE REQUIRED	*** N/A	
USABLE OPEN SPACE PROVIDED	21,252 SQ. FT. (6.1%)	
IMPERVIOUS SURFACE	320,000 SQ. FT.	

* HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
 ** BIKE PARKING PROVIDED WITHIN GARAGE
 *** USABLE OPEN SPACE REQUIREMENTS ARE BASED ON THE OVERALL MIDTOWN
 WEST VILLAGE, NOT BY A LOT-BY-LOT BASIS

ON-SITE DETENTION NOTE
ON-SITE DETENTION IS PROVIDED LIMITING POST-DEVELOPMENT DISCHARGE TO A PRE-DEVELOPMENT RATE AS ESTABLISHED IN THE "DOWNSTREAM ASSESSMENT - FIELDS WEST" BY KIMLEY-HORN DATED SEPTEMBER 2023 CURRENTLY UNDER REVIEW BY THE CITY OF FRISCO.

ON-SITE DETENTION IS PROVIDED LIMITING
POST-DEVELOPMENT DISCHARGE TO A PRE-DEVELOPMENT
RATE AS ESTABLISHED IN THE "DOWNSTREAM ASSESSMENT
- FIELDS WEST" BY KIMLEY-HORN DATED SEPTEMBER 2023
CURRENTLY UNDER REVIEW BY THE CITY OF FRISCO.

<h2 style="text-align: center;">FLOODPLAIN NOTE</h2> <p>ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48121C0430G DATED APRIL 18, 2011 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS AND MAP NO. 48085C0230J DATED JUNE 2, 2009 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS THIS PROPERTY IS LOCATED IN UNSHADED ZONE X OR IS NOT WITHIN THE 100-YR FLOODPLAIN</p>
--

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48121C0430G DATED APRIL 18, 2011 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS AND MAP NO. 48085C0230J DATED JUNE 2, 2009 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS THIS PROPERTY IS LOCATED IN UNSHADED ZONE X OR IS NOT WITHIN THE 100-YR FLOODPLAIN

BLOCK A, LOT 3 SITE DATA SUMMARY TABLE

ZONING	PD-280-OFFICE-2/RETAIL/PATIO HOME/TOWNHOME/MULTIFAMILY-19
ZONING DISTRICT	OFFICE-2/RETAIL
PROPOSED USE	RETAIL/RESTAURANT/OFFICE
LOT AREA/ SQ. FT. AND AC	353,642 SQ. FT. / 8.12 AC
BUILDING AREA (gross square footage)	RETAIL: 43,152 GSF RESTAURANT: 12,732 GSF RESTAURANT PATIO: 10,589 GSF FOOD HALL: 46,188 GSF OFFICE: 57,616 GSF GARAGE: 359,592 GSF
BUILDING HEIGHT (number of stories)	BUILDING: 56'-2"; 3 STORY GARAGE: 60'-6"; 4 STORY
LOT COVERAGE	54%
FLOOR AREA RATIO:	1:1.45
TOTAL PARKING PROVIDED :	892 SPACES
5:1000 SF (RETAIL)	
5:1000 SF (RESTAURANT)	
10:1000 SF (FOOD HALL)	
1:350 SF (OFFICE)	
TOTAL PARKING PROVIDED	1,073 SPACES (993 GARAGE; 79 SURFACE)
TOTAL HANDICAP PROVIDED*	20 SPACES
TOTAL HANDICAP REQUIRED*	24 SPACES (20 GARAGE; 4 SURFACE)
TOTAL BIKE PARKING PROVIDED	24 SPACES
TOTAL BIKE PARKING REQUIRED	** 24 SPACES
USABLE OPEN SPACE REQUIRED	** N/A
USABLE OPEN SPACE PROVIDED	21,252 SQ. FT. (6.1%)
IMPERVIOUS SURFACE	320,000 SQ. FT.

* HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
 ** BIKE PARKING PROVIDED WITHIN GARAGE
 *** USABLE OPEN SPACE REQUIREMENTS ARE BASED ON THE OVERALL MIDTOWN
 WEST VILLAGE, NOT BY A LOT-BY-LOT BASIS

	<u>ACTION</u>
APPROVED	DENIED
STAFF _____	_____
Date _____	Initials _____
P&Z _____	_____
Date _____	Initials _____
Neighborhood # _____	

See the Staff Approval Letter or P&Z Results Memo for any conditions associated with the approval of the project.